

1 Total pages: 2
JAMES E. SALVEN
2 Chapter 7 Trustee
8427 N. Millbrook Ave., Ste. 101
3 Fresno, California 93720
(559) 230-1095
4

5
6 **IN THE UNITED STATES BANKRUPTCY COURT**
7 **EASTERN DISTRICT OF CALIFORNIA**
8

9 In the Matter of

Case No. 09-16009-B-7
DC No. JES-2

10 **MAI MOUA & KAU VANG**

**MOTION FOR AUTHORIZATION
TO SELL PERSONAL PROPERTY**

11
12 Debtor(s).
13 _____ /

Date: September 15, 2010
Time: 10:00 a.m.
Dept: B

14 TO THE HONORABLE W. RICHARD LEE, UNITED STATES BANKRUPTCY
15 JUDGE:

16 James Salven respectfully represents:

17 1. He is the duly appointed, qualified and acting trustee of
18 the above-entitled estate.

19 2. The above-captioned case was filed under Chapter 7 on
20 6/26/2009.

21 3. This Court has jurisdiction over this proceeding by virtue
22 of 28 U.S.C. §1334(a). This is a "core" proceeding pursuant to 28
23 U.S.C. §157(b) (2) (A). This motion is brought pursuant to 11
24 U.S.C. §363.

25 4. Among the assets of this estate are: debtors' interest in
26 40 acres of land in Madera County, bearing APN 051-214-002.

27 5. The trustee has obtained an offer from debtors, Mai Moua & Kau
28 Vang, to purchase said asset(s), for the total sum of \$27,750.00,

1 less a claimed exemption of \$17,750.00, for net cash to the estate
2 of \$10,000.00. Funds have been received by the estate and are
3 awaiting court approval.

4 6. The trustee has not agreed to pay commissions to any party
5 in connection with the proposed sale.

6 7. The property is to be sold subject to liens and
7 encumbrances of record, of which there are none known.

8 8. Said offer is the best and highest offer received for said
9 property and, in the opinion of the trustee, said offer is for the
10 full and fair market value of said property.

11 9. The trustee believes that confirmation of said sale on the
12 terms set forth above is in the best interest of the creditors of
13 this estate and all parties in interest.

14
15 **WHEREFORE**, the trustee prays that after appropriate notice and
16 opportunity to be heard, he be authorized to sell the above-
17 described asset to debtors, Mai Moua & Kau Vang.

18

19

20 DATED: 8/6/10

21



JAMES E. SALVEN,
Movant

22

23

24

25

26

27

28